018.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,000 / 695,000
					USE VALUE:	695,000 / 695,000
					ASSESSED:	695,000 / 695,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAOLO DOROTHY
Owner 2:	
Owner 3:	
Street 1:	177 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1379 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	269,000	500	425,500	695,000
Total Card	0.131	269,000	500	425,500	695,000
Total Parcel	0.131	269,000	500	425,500	695,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.99 | /Parcel: 503.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12480

GIS Ref

GIS Ref

Insp Date 04/04/18

!1496!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,000	500	5,700.	425,500	695,000		Year end	12/23/2021
2021	101	FV	261,200	500	5,700.	425,500	687,200		Year End Roll	12/10/2020
2020	101	FV	261,200	500	5,700.	425,500	687,200	687,200	Year End Roll	12/18/2019
2019	101	FV	214,700	500	5,700.	452,100	667,300	667,300	Year End Roll	1/3/2019
2018	101	FV	214,700	500	5,700.	329,800	545,000	545,000	Year End Roll	12/20/2017
2017	101	FV	214,700	500	5,700.	287,200	502,400	502,400	Year End Roll	1/3/2017
2016	101	FV	214,700	500	5,700.	244,700	459,900	459,900	Year End	1/4/2016
2015	101	FV	209,500	500	5,700.	239,400	449,400	449,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:04:30

LAST REV

Date	Time
05/09/18	08:45:03
ekelly	
1496	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	851-169		7/17/1974		41,000	No	No		Armando Paolo dod 9/16/2016

USER DEFINED

Prior Id # 1:	12480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	MEAS&NOTICE	BS	Barbara S
2/6/2009	Meas/Inspect	189	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Entry Denied	243	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	80.	0.93	1			Med. Tr	-10					425,519						425,500	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 425,519 | Spl Credit | Total: 425,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	175.135
Other Features:	82985
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365510
Depreciation:	96495
Depreciated Total:	269015

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

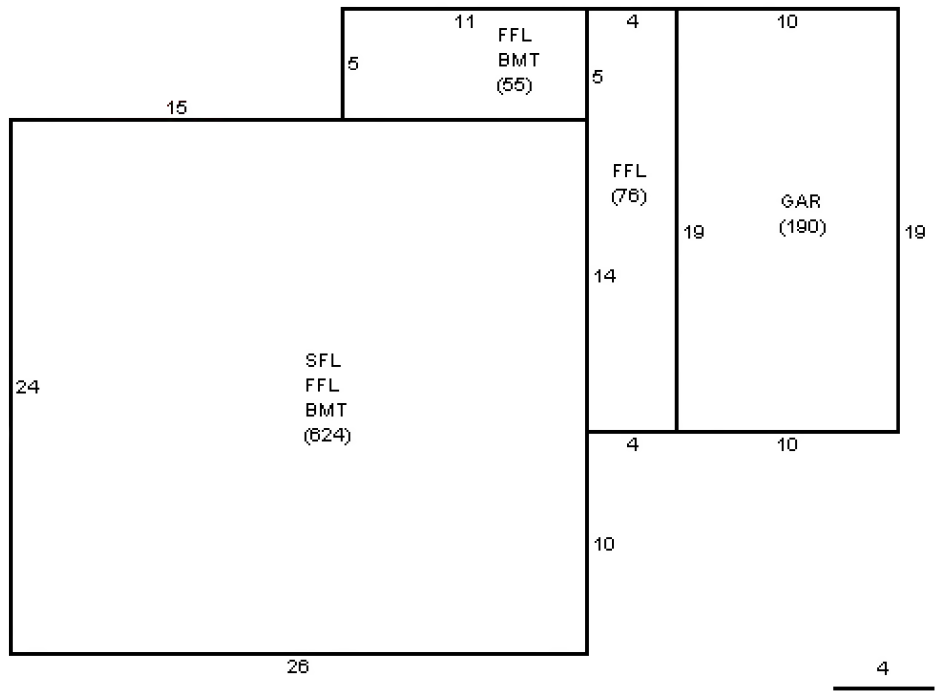
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.13
Special Features:	0	Val/Su Net:	119.66
Final Total:	269000	Val/Su SzAd	195.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	755	175.130	132,227
BMT	Basement	679	52.540	35,675
SFL	Second Floor	624	175.130	109,284
GAR	Garage	190	28.100	5,339

Net Sketched Area:	2,248			Total:	282,525
Size Ad	1379	Gross Area	2248	FinArea	1379

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1970	4.20	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500